

\$925,000 - 9605 Cinnabar Trail, Austin

MLS® #9447985

\$925,000

5 Bedroom, 4.00 Bathroom, 3,341 sqft
Residential on 0.32 Acres

Canyon Creek Sec 17B, Austin, TX

Welcome to this beautiful single-family home nestled in the highly sought-after Canyon Creek neighborhood. Situated in a quiet cul-de-sac on an oversized lot that backs to a tranquil greenbelt, this 5-bedroom, 3.5-bathroom residence also features a dedicated home office offering the perfect blend of comfort, space, and functionality.

Step inside to find freshly painted interiors, refinished mesquite wood floors, and brand-new carpet upstairs. The thoughtful floor plan features a spacious primary suite on the main level, offering privacy and convenience. Upstairs, you'll find four generously sized secondary bedrooms, the office and a large game room, perfect for entertaining or relaxing with family and friends.

The heart of the home opens to a bright and welcoming living space with views of the backyard oasis. Step outside to your private retreat featuring a sparkling pool with a chiller, ideal for staying cool during hot Texas summers.

Located near top-rated schools, parks, and trails, this home combines location and lifestyle in one exceptional package. Don't miss the opportunity to make this Canyon Creek gem your own!

Information is deemed reliable and not guaranteed. Buyer to verify all information.



Built in 1997

Essential Information

MLS® #	9447985
Price	\$925,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,341
Acres	0.32
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Community Information

Address	9605 Cinnabar Trail
Area	NW
Subdivision	Canyon Creek Sec 17B
City	Austin
County	Travis
State	TX
Zip Code	78726

Amenities

Utilities	Electricity Available, Natural Gas Available, Underground Utilities
Features	Common Grounds/Area, Playground, Park, Pool, Sport Court(s), Sidewalks, Tennis Court(s), Trails/Paths, Curbs
Parking	Garage Faces Front, Detached
Garage Spaces	2
View	Hills, Park/Greenbelt
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Trash Compactor

Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, Rain Gutters, Exterior Steps
Lot Description	Cul-De-Sac, Sprinklers In Rear, Sprinklers In Front, Trees Large Size, Trees Medium Size, Backs to Greenbelt/Park
Roof	Composition
Construction	Brick Veneer, Masonry
Foundation	Slab

School Information

District	Round Rock ISD
Elementary	Canyon Creek
Middle	Noel Grisham
High	Westwood

Additional Information

Date Listed	August 1st, 2025
Days on Market	74

Listing Details

Listing Office	Mungia Real Estate
----------------	--------------------

Property Listed by: Mungia Real Estate Listings courtesy of Unlock MLS as distributed by MLS GRID Based on information submitted to the MLS GRID as of October 14th, 2025 at 4:37pm. All data is obtained from various sources and may not have been verified by broker or MLS GRID. Supplied Open House Information is subject to change without notice. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information. The Digital Millennium Copyright Act of 1998, 17 U.S.C. Â§ 512 (the "DMCA") provides recourse for copyright owners who believe that material appearing on the Internet infringes their rights under 6 MLS GRID IDX Rules Updated September 16, 2024 U.S. copyright law. If you believe in good faith that any content or material made available in connection with our website or services infringes your copyright, you (or your agent) may send us a notice requesting that the content or material be removed, or access to it blocked. Notices must be sent in writing by email to: Kuper Sotheby's International Realty The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 14th, 2025 at 4:37pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and

should be independently verified.
Listing information last updated on October 14th, 2025 at 4:37pm CDT